Yes, they must. The cable and phone companies built their networks with the help of monopoly status. It would only be fare, if they had to share the network with others at reasonable and non-discriminating rates.

Bell companies operate an "essential facility", and should have to accommodate other ISP firms that wish to purchase access from them. This wholesale provisioning will stimulate competition and be of benefit to the consumers. To not do so would cripple the '96 Telecom Act.